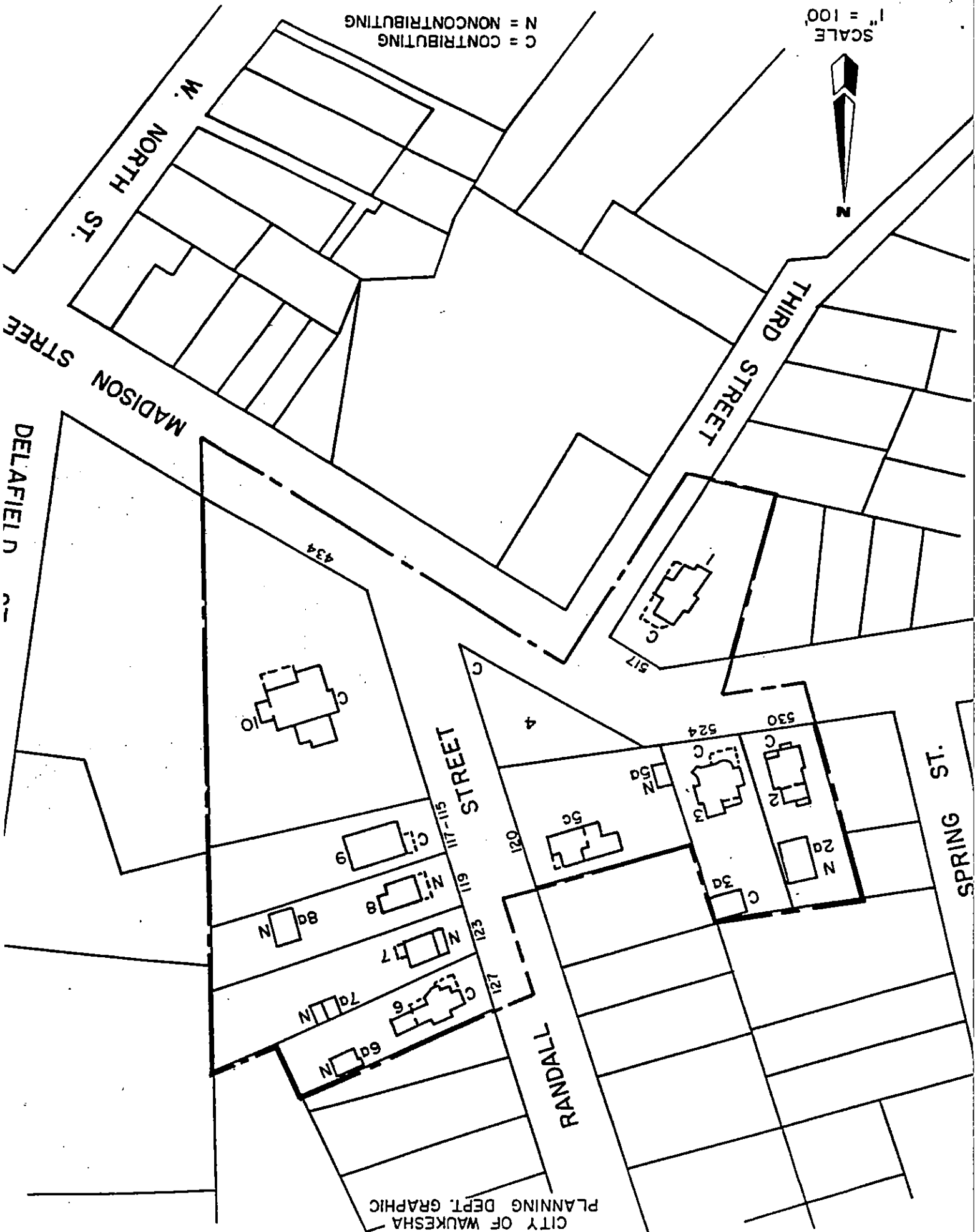


MADISON STREET
HISTORIC DISTRICT

MADISON STREET HISTORIC DISTRICT

CITY OF WAUKESHA
PLANNING DEPT. GRAPHIC



1" = 100'



C = CONTRIBUTING
N = NONCONTRIBUTING

DELAFIELD

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

<u>Queen Anne</u>	<u>foundation</u>	<u>Limestone</u>
<u>other: American Foursquare</u>	<u>walls</u>	<u>Weatherboard</u>
<u>Italianate</u>		<u>BRICK</u>
	<u>roof</u>	<u>Asphalt</u>
	<u>other</u>	<u>WOOD</u>
		<u>Shingle</u>

Describe present and historic physical appearance.

Description

The Madison Street Historic District is a small enclave of fine, mostly single family late nineteenth and early twentieth century houses placed in the midst of an historically important residential neighborhood located four blocks northwest of the downtown commercial section of the city of Waukesha. The District is situated near the crest of a high, steeply sloping bluff overlooking the Fox River and the adjacent central business district below and it surrounds the intersection where Madison Street, Third Street, and Randall Street join. This intersection acts as a gateway to the larger neighborhood around it and at its center is a small triangular-shaped grass and tree covered public space bounded by Madison and Randall Streets called Park View Park (Map No. 4). When the first buildings in the District were being built, Waukesha was just beginning to establish a widespread reputation as a resort community due to the large number of medicinal springs found in the area. As a consequence, Waukesha's population grew from 2500 in 1870 to 8740 in 1910 during this era. Subsequently, Waukesha became a manufacturing center and the city entered the modern era of its development and today, thanks in part to its proximity to the neighboring metropolis of Milwaukee, Waukesha has become the eighth largest city in Wisconsin with a population of 53,941. The Madison Street Historic District contains nine residential buildings as well as six associated garage buildings. Six of these residences were constructed during the District's first period of significance between 1875-1895 and the oldest of them, the fine brick Italianate style Senator William Blair house (434 Madison Street, Map No. 10), was built between 1876-1877 and was listed on the National Register of Historic Places (NRHP) in 1983 as part of the Multiple Resource Nomination of Waukesha. The five other houses in the District built during this period are all excellent, highly intact, predominantly weatherboard-sided examples of the Queen Anne style while the three remaining American Foursquare and American Craftsman style-influenced buildings were built between 1913-1923 during the District's second period of significance. Both of these periods are essentially identical with those during which the major growth in the surrounding neighborhood occurred. In fact, with the single exception of the architecturally and geographically more imposing William Blair house, buildings in the District are similar to others in the surrounding residential area in terms of type and architectural style although their more prominent location is reflected in their somewhat more elaborate design and in their somewhat greater size. What truly sets buildings in the District apart from others in the area, however, is the much higher degree of integrity most of the District's buildings exhibit. While the surrounding area has remained a neighborhood of mostly single family houses exhibiting much the same mix of nineteenth and twentieth century buildings as those in the District, many of these buildings have been altered and most are either lesser examples of higher styles or are examples of vernacular form buildings. As a result, the buildings in the Madison Street Historic District represent both the finest and the most intact grouping of historic houses surviving in this part of present-day Waukesha.

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Collectively, the buildings within the Madison Street Historic District are representative of the same patterns of growth which also shaped the surrounding residential neighborhood from its early days through its subsequent evolution into the mature, stylistically mixed neighborhood visible today. The earlier houses in this neighborhood were mainly larger frame construction houses which, along with a few brick houses such as the Blair House, were sited on large suburban land parcels concentrated mostly near the intersection which the District boundaries now encompass. This concentration occurred largely because Madison Street was then the major east-west thoroughfare in this area. Madison Street's route proceeds westward directly from the downtown, ascends and transects the east-facing bluff on the west side of the Fox River, and continues on into the surrounding countryside. The intersection is completed by Third and Randall streets whose routes run at angles to Madison Street along the tops of this bluff. As a result, houses built near this intersection had ready access to the city while enjoying superb panoramic views overlooking it. Even so, few houses were built here before 1884 and although some of these are still extant today, most have long since been demolished and their land has been subdivided and newer buildings have taken their place.

It was only when the open land in this area was platted in the later 1880s and the 1890s that buildings were constructed here in any number. These buildings were mostly small-to-medium-sized Queen Anne style or vernacular form houses which were usually sided in weatherboard sometimes combined with wooden shingles and their decorative trim was usually limited to porches and upper gable ends and was made of wood. Most of these buildings survived as the neighborhood evolved and the remaining empty lots were gradually filled with small-to-medium-sized houses designed in the later vernacular form traditions or the more popular early twentieth century styles such as the Bungalow, American Craftsman, and American Foursquare styles. Construction in the area was essentially completed by 1930 and since then the neighborhood has remained residential in character and in appearance despite competition from the ever-expanding suburbs beyond.

The Madison Street Historic District is comprised of sixteen resources including nine residential buildings, six garage buildings, and one site; nine of which are contributing and seven are non-contributing to the District. In general, the houses within the District are somewhat larger and more richly embellished than their more vernacular form neighbors but for the most part the District's resources resemble others in the area in terms of their relationship to each other and to the landscape. District houses are placed on lots of varying sizes ranging from the unusually large, spacious lot of the Blair house to the smaller and narrower lots belonging to 115-117, 119, and 123 Randall Street (Map Nos. 7, 8, 9) created when an earlier house on this site was demolished and the property subdivided. The facade lines in the District vary according to street, those buildings on Madison Street being set close to the street while those on Randall Street are set further back. These relationships (of houses to streets) have not changed over time and are

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essentially identical with those shown on the earliest Sanborn-Perris Fire Insurance map of the area dated 1895. Residences in the District show similarities depending on the period during which they were built. Thus, all the Queen Anne style residences (Map Nos. 1, 2, 3, 5, 6) have cut stone foundations, weatherboard siding, complex and asymmetrical floor plans and roofs, and retain much of their exterior ornamentation while residences built in the District in the twentieth century (Map Nos. 7, 8, 9) all have concrete block foundations and are either square or rectilinear in plan. Two of the latter buildings, the American Foursquare houses located at 119 and 123 Randall Street, have both been resided with aluminum in recent years and are thus considered non-contributing to the District. Otherwise, all the other residences in the District are in good to excellent condition, the result of either good ongoing maintenance or excellent recent restoration programs.

All the other alterations which have occurred within the District have affected the various garage buildings associated with the District's residential buildings. Originally, all of the Queen Anne style houses in the District as well as the Blair house possessed sizable one-and-a-half or two-story-tall frame carriage houses. Today, only the house at 524 Madison Street still retains its original building of this type (Map No. 3a), the others having either been demolished, replaced, or else greatly modified.

The following inventory lists every residential building in the District and includes the original owner's name, construction date, address, map number, and contributing or non-contributing status.

INVENTORY

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Status</u>
1	517 Madison Street	Captain Elihu Enos house	Ca.1884-7	C
2	530-532 Madison Street	John Deck-William E. Stephens house	Ca.1880	C
2a	as above	outbuilding	unknown	N
3	524 Madison Street	John Deck house	Ca.1892	C
3a	as above	outbuilding	Ca.1892	C
4	Ca. 500 Madison Street	Park View Park	Ca.1891-5	C
5	120 Randall Street	Humphrey R. Price house	Ca.1875	C
5a	as above	outbuilding	Ca.1911-7	N
6	127 Randall Street	Gustave C. Goerke house	Ca.1888	C
6a	as above	outbuilding	1958	N
7	123 Randall Street	William Price house	1915	N
7a	as above	outbuilding	unknown	N
8	119 Randall Street	Richard O. Mieritz house	1913-15	N
8a	as above	outbuilding	unknown	N
9	115-117 Randall Street	Robert S. Witte flat building	1923	C
10	434 Madison Street	William Blair house (NRHP)	1876	C

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Captain Elihu Enos House (Contributing) 517 Madison St. Map No. 1

The Enos house is the finest example of the Queen Anne style in the District and it is sited on a prominent, steeply sloping lot at the corner of Madison and Third Streets. This large single family house was designed for Enos by Samuel Dodd, a local architect and builder, and it is two-and-a-half stories tall, is cruciform in plan, and measures 32-feet-wide by 53-feet-deep. A full basement underlies the house and the foundation walls are constructed of Waukesha limestone and have dressed limestone corners. Because of the slope of the land, the southeast-facing wall of this basement is fully exposed to view. The exterior walls above the basement are divided into panels by the use of framing boards and are mostly sided in weatherboard although several areas decorated with wooden shingles also occur. These walls then rise up to the steeply pitched, asphalt shingle covered combination gable and hip roof which covers the attic floor of the house and whose eaves are supported by decorative brackets.

The appearance of the house is decidedly asymmetrical in massing. The main entrance is on the principal facade which faces northeast onto Madison Street. This facade is dominated by a very shallowly projecting two-and-a-half story tall gable roofed-ell which is placed just to the left of that portion of the facade containing the main entrance, and the upper portion of this ell contains a paired group of small, rectilinear windows. The upper gable end above this group is sided with diamond pattern wood shingles, a material also used to cover two panels on either side of the large single pane rectilinear-shaped window which is centered in the second floor below. There is a similar window just below on the first floor and both of these windows have leaded glass transoms. A fine shed-roofed veranda extends across this facade and encircles the east corner of the house before terminating against the side of the southeast-facing ell. The veranda has a fine spindlework frieze below the eaves and is upheld by turned columns which rest on square plinths. Dodd took care to orient the house towards the panoramic views below. This resulted in the first floor of the east-facing corner (the corner facing the street intersection) of the house being canted and this corner contains a large double-hung window which provides an excellent view of the downtown and the Fox River. This corner is accentuated by a large projecting gablet placed above it on the roof of the veranda, a gablet which is identical in design to the one placed on the veranda roof over the main entrance door.

The steep slope of the lot gives at least equal prominence to the southeast-facing Third Street facade. This facade is roughly bisected by a large two-and-a-half story tall polygonal tower that has a pent roof encircling it between the first and second floors and is crowned by a pavilion-shaped polygonal roof which has wide, flared eaves and a small jerkinhead-roofed dormer which also faces southeast. Large single pane rectilinear windows identical to the ones used on the main facade are placed on both floors of the southeast-facing side of the tower and both windows

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also have leaded glass transoms. As noted above, the main veranda of the house terminates against the right side of this ell. A smaller shed roof porch which covers the rear entrance to the house is then placed on the left side of the ell, a design feature Dodd used to balance the appearance of the southeast side of the house. This porch has the same turned posts resting on square plinths as does the main veranda and it is reached by a steep flight of wooden stairs. The roof of the rear of the house is hipped and each of the three slopes of this roof has an identical gable-roofed dormer that contains a single doublehung window and whose gable end is sided in diamond pattern wood shingles.

This building was built as a single family house between 1884 and 1887 and it remained so until approximately 1908 when it was converted into a two-flat building. Later the attic was converted into a third apartment and the building is currently owner occupied as a three-flat residence. This change in usage has not affected the exterior of the building which has recently been restored and is excellent condition. The only change of note to the property has been the demolition of the original two-story-tall carriage house which was originally sited on the far southwest corner of the property on Third Street.

John Deck-William E. Stephens House (Contributing) 530-532 Madison St. Map No. 2

The asymmetrical design of this large vernacular Queen Anne style house owes a considerable debt to the gabled ell vernacular form and it was built and first owned by John Deck, a local builder whose own more typically Queen Anne style house is located next door at 524 Madison Street (Map No. 3). This large single family house is two-stories-tall, measures 30-feet-wide by 46-feet-deep, and originally had an L shape plan whose complex rear portion was later (1943) modified by a small extension on the rear. A full basement underlies the house and the foundation walls are constructed of Waukesha limestone. All exterior walls above the basement level retain their original weatherboard siding and these walls then rise up to the wide overhanging eaves below the steeply pitched, asphalt shingle-covered multi-gable roof which covers the attic of the house.

The main entrance is placed on the principal facade of the house which faces south onto Madison Street. This facade consists of two gable-roofed two-story-tall wings placed perpendicular to each other with the front-facing gable wing forming the left-hand side of the facade. The juncture of the two wings contains a rectilinear eight-foot-wide by four-foot-deep entrance vestibule surrounded by a fine open hip roofed one-story-tall veranda. This veranda has a solid balustrade sided in weatherboard and the roof is upheld by two square columns and two similar engaged columns, each of which has an ornate bracketed capital. The brackets used are oversized and have an elaborately pierced decorative design. The first floor of the facade of the front-facing gable end features a rectilinear plan mansard-roofed bay window that has paired one-over-one lite windows facing the street and identical individual one-over-one lite windows on either side. Directly above this bay window is a paired

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group of one-over-one-lite windows, each window of which has a simple wood frame topped by a triangular shape peak-arched head. This triangular motif echoes the shape of the upper gable end above, a motif which is further emphasized by the placement of an individual single-lite window having a triangular shape peak-arched upper portion in the peak of the gable end.

A similar fenestration plan is used on the facade of the slightly narrower east-facing gable end of the house. Here, each of the first two floors has a single one-over-one lite window having a simple triangular shape peak-arched head and the upper gable end above contains an individual single lite window whose upper portion is triangular in shape and is identical in design to the one found on the main facade.

Deck built this building Ca. 1880 and it was used as a single family home until 1945 when it was converted into two separate apartments; the present usage of the building. A small one-story-tall flat-roofed addition was added to the northeasterly portion of the rear of the house in 1943 and the windows have since been altered by the addition of modern aluminum combination storm windows. Otherwise, the exterior of the house is in largely original condition. A driveway runs from Madison Street along the eastern side of the the house and leads to a large gable-roofed two car garage located in the northeastern corner of this large, deep lot. Early Sanborn-Perris maps of the area show that there was originally a large hip-roofed one-and-a-half-story tall rectilinear plan building measuring approximately 30-feet-wide by 60-feet-deep occupying this space. This building was used both as a carriage house and for storage and may have had a connection with Deck's activities as a builder. Successive maps show that the original building was modified over the years and it is not known whether the present building (Map No. 2a) incorporates any portion of the original one. Because of this uncertainty and because of its lack of architectural distinction, this building is classified as non-contributing to the District.

John Deck House (Contributing) 524 Madison St. Map No. 3

The house that John Deck built for his own use is one of the finest examples of the Queen Anne style in the District and is sited on a deep, sloping lot located at a bend in Madison Street. This large single family house is two-and-a-half stories tall, is rectilinear in plan, and measures 31.5-feet-wide by 50-feet-deep. A full basement underlies the house and the foundation walls are constructed of Waukesha limestone. The exterior walls above the basement are sided in weatherboard and are divided into panels by the use of framing boards. These walls then rise up to the steeply pitched, wood shingle-covered combination gable and hip roof which covers the attic floor of the house.

The principal facade of the house faces south onto Madison Street. As in Samuel Dodd's design for the Elihu Enos house (Map No. 1) located directly across the street, Deck's house is oriented towards the panoramic views below. This is evident

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in the house's most prominent feature, the three-story-tall rectilinear plan hip-roofed tower located on the southeast corner of the main facade. This tower is canted from the mass of the main block of the house and is positioned to take advantage of the placement of the house on the bend in the street by providing a clear view southeast down Madison Street to the city below. Both the first and second floors of the tower have a single large, one-lite rectilinear-shaped window with a transom lite above facing southeast and the third floor has a paired group of one-over-one-lite doublehung windows facing southeast and two single windows of the same design on each side. The tower is surmounted by a steeply pitched hip roof that has scroll-shaped modillion-like decorative brackets under the eaves.

The design of the Deck house is asymmetrical in its massing and belongs to the hipped roof with lower cross gables subtype of the Queen Anne style. Each of the four main elevations of this house has an asymmetrically placed two-and-a-half-story-tall gable-roofed bay which serves to enliven the wall surface in a manner characteristic of the Queen Anne style. The most prominent of these bays is the one on the main, south-facing facade. This bay covers the left half of this facade and both its first and second floors are canted and decorative corner brackets appear to help support the third floor above which consists of a broad gable-roofed dormer. A single large one-lite rectilinear shaped window with a transom lite above it is centered on the main face of both the first and second floors of this bay while the third floor has a small, fixed one-lite rectilinear window in the gable end. Additional light is admitted by tall, thin one-over-one lite double-hung windows placed on the canted sides of the bay. A fine mansard-roofed veranda extends across the first floor of this bay and encircles the southwest corner of the house before terminating against the south-facing side of the rectilinear plan bay located on the west-facing elevation. The main entrance of the house is placed in the south-facing side of this west-facing bay and is also covered by the veranda. The roof of the veranda is upheld by the original turned posts which have bracketed capitals and rest on turned plinths. The veranda also has a fine scroll-sawn balustrade of authentic appearance that was built after 1979.

The east-facing elevation of the house also features a two-and-a-half-story tall bay topped by a gable roofed dormer. The south facing side of this bay (the side facing Madison Street) is canted while the opposite side of the bay is perpendicular to the main wall surface. Fenestration on this bay is similar to that on the front facing one.

This building was built by Deck as a single family house Ca. 1892 and it remained in the family until at least 1940 after which it was converted into a two-flat apartment building. This change in usage did not affect the exterior of the building which has recently been restored and is in excellent condition. In addition to the house the property also possesses a two-story-tall 26-foot-wide by 20-foot-deep gable-roofed rectilinear plan carriage house (Map No. 3a) that is sided in weatherboard and roofed with asphalt shingles and is located at the end of a driveway which runs up the east side of the house. This carriage house has two

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large openings facing south onto Madison Street and was built between 1895 and 1901. Because this carriage house is the only surviving outbuilding in the District that dates from the early period of significance, it is considered to be a contributing element to the District.

Park View Park (Contributing) Ca. 500 Madison St. Map No. 4

The gently sloping triangular-shaped corner lot known as Park View Park is bounded on the southwest by Madison Street, on the east by Randall Street, and on the north by the southern boundary of the lot of the Humphrey R. Price house (Map No. 5) located at 120 Randall Street. Today this site is landscaped with grass and trees and there is a small concrete terrace of modern date containing a bench and drinking fountain located at the southernmost corner of the site. Originally this lot had been donated to the village by Joel E. Bidwell to serve as the site of the Hill School, a stone building built as a public school in 1847 to replace an earlier log school (non-extant) built in 1837 and located two blocks south at the intersection of Madison and North Streets. The Hill School was the only public school in Waukesha until 1854 when a second school (non-extant) known as the Union School was built on Grand Avenue on the east side of the river. The Hill School remained in use until 1890 when the more modern Blair School (extant) was built two blocks further north at 618 Chicago Avenue. Subsequently, the Hill School was demolished (between 1891 and 1895) and the site was landscaped and reused as a public park.

Humphrey R. Price House (Contributing) 120 Randall St. Map No. 5

The Humphrey R. Price house is the second house in the District (along with the Deck-Stephens house, Map No. 2) in which the overall design owes as much to the gabled ell vernacular form as to the Queen Anne style. The result is a fine smaller scale house having a one-and-a-half-story tall T shaped main block and a T shaped one-story-tall rear addition which together form a somewhat irregular but essentially rectilinear plan building measuring 28-feet-wide by 44-feet-deep. A full basement underlies the house and the foundation walls are constructed of Waukesha limestone. All exterior walls above the basement level retain their original weatherboard siding and these walls then rise up to the wide overhanging eaves with their scroll-sawn corner brackets which support the steeply pitched, asphalt shingle-covered combination gable and hip roof which covers the house.

The main entrance is placed on the principal facade of the house which faces east onto Randall Street. This facade consists of two one-and-a-half-story-tall wings placed perpendicular to each other with the front-facing gable-roofed wing forming the left-hand side of the facade. The juncture of the two wings is covered by a fine open hip-roofed one-story-tall porch. This porch also covers the entrance door which is placed on the front-facing wall of the hip-roofed side-facing wing. The porch has a stylized denticulated frieze and the roof is upheld by a single chamfered post and two similar engaged posts, each of whose capitals has a triangular-shaped panelled corner bracket which is pierced in a decorative leaf-

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shaped design. The porch also has an altered balustrade and the entrance door surround has been modified well. A gable-roofed wall dormer is placed directly above the entrance door and contains a small four-lite window having a triangular shape peak-arched upper portion. This window has a simple eared surround and the pitch of the angle of the triangular upper portion exactly matches that of the wall dormer above it.

The front-facing gable end portion of the main facade is one-bay-wide and the first floor contains a pair of large, tall one-over-one lite double-hung windows protected by the original two-over-two lite storm windows. These windows have a simple eared wood surround. A second and smaller pair of one-over-one lite windows is placed directly above in the gable end and each of these windows has a triangular-arched crown formed by placing framing boards over the weatherboard siding of the main wall. This fenestration pattern is repeated on the south-facing elevation of the main block of the house. This elevation is one-story-tall and three-bays-wide and each bay originally contained a pair of the same tall one-over-one lite double-hung windows with eared surrounds described above although the rearmost of the three was later replaced by a one-story-tall hip-roofed polygonal bay window. The center of these three bays is then surmounted by a large gable-roofed wall dormer which contains a pair of small one-over-one lite windows topped with triangular-arched crowns identical to the ones found on the main facade.

Some minor changes have been made to one-story-tall rear addition of the house but the most important change has been the addition of a narrow hip-roofed 6-foot-wide by 25-foot-deep one-story-tall salient along the north-facing facade of the house sometime after 1947. Otherwise the house is in very good and largely original condition. Price built this building as a single family dwelling for himself and his family Ca. 1875 and it has remained a single family dwelling ever since. Sanborn-Perris maps of the house show that several earlier outbuildings including a large square one-and-a-half-story tall wooden carriage house once existed to the rear of the house. None of these early buildings have survived and the only outbuilding still extant is a small gambrel-roofed one-story-tall weatherboard-sided rectilinear plan garage (Map No. 5a) located in the southwest corner of the lot that was built between 1911 and 1917 and is classified as non-contributing to the District.

Gustave C. Goerke House (Contributing) 127 Randall St. Map No. 6

The Gustave C. Goerke house is the last and one of the finest of the Queen Anne style houses which make up the bulk of the buildings in the Madison Street District and it is particularly distinguished by its high level of integrity. Like the Enos house (Map No. 1) the Goerke house is cruciform in plan and is two-and-a-half stories tall and it measures 28-feet-wide by 58-feet-deep. A full basement underlies the house and the foundation walls are constructed of random ashlar laid Waukesha limestone having raised, beaded mortar joints. The exterior walls above the basement are divided into panels by the use of framing boards in a manner made

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fashionable by the Stick Style and these panels are mostly sided in weatherboard although several areas decorated with wooden shingles also occur. These walls then rise up to the wide overhanging eaves of the steeply pitched, asphalt shingle-covered multi-gable roof which covers the attic floor of the house.

The design of this house is asymmetrical in its massing and its main facade faces west and is formed by the junction of the two perpendicularly placed gable-roofed two-and-a-half-story-tall wings that form the main block of the house. This gives this facade the appearance of having a front gable central wing flanked by two unequal length perpendicular wings and creates two corners, one on either side of the central wing. The dominant feature of this facade is the characteristically Queen Anne style tower situated in the southernmost of these two corners. This tower is three stories tall, is rectilinear in plan, and measures 7-feet-wide by 8-feet-deep. The first floor of the tower acts as an entrance vestibule for the house and contains the original paneled entrance door surmounted by a transom lite. This entrance is sheltered by a fine open mansard-roofed one-story-tall veranda. This veranda encircles the tower and it has a solid balustrade sided in weatherboard and the roof is upheld by three turned wooden columns and one engaged column, each of which has a capital ornamented by scroll-sawn paneled corner brackets. The west-facing walls of the second and third floors of the tower each contain a single one-over-one lite window and the south-facing wall of the third floor contains another. The tower is then surmounted by a small mansard roof having concave slopes and bracketed eaves and is topped by a small deck.

The west-facing main facade and the north and south-facing elevations of the house each consist of a two-and-a-half-story-tall gable-roofed ell whose first two floors each have a pair of centered one-over-one light windows and whose upper gable end contains a small rectilinear window. Each of these ells is somewhat different in design. Both the west and north facing ells are rectilinear in plan although different in size while the east and west-facing sides of the first and second floors of the south-facing ell have been canted, creating a two-story-tall cut-away bay topped by a gable-roofed dormer. This ell is decorated by four excellent spindlework corner brackets that appear to help support the dormer. Additional decoration is also applied to the exterior by the use of two wide bands of varied patterns of wood siding which encircle the house below the windows of the first and second floors. The first band extends from the sill plate to the first floor window sills while the second band extends from the first floor window heads to the second floor window sills. The siding fills rectangular panels framed by raised boards and consists of octagonal pattern wood shingles which are used to fill the rectangular panels directly below all window groups and thin, vertically laid boards of a type sometimes called "wainscoting" which is used in all the other panels. Similar, though much thinner bands are used below the windows in the west and south-facing gable ends and these have the same octagonal pattern wood shingles below the windows that is used elsewhere and the adjacent panels are filled with thin angled wainscoting.

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The rear or east-facing ell of the Goerke house is lower than the others, being two stories tall, and is also gable roofed. A side entrance is placed on the south-facing elevation of this ell and it is covered by a fine, intact porch measuring 12-feet-long by 5-feet-wide whose roof is upheld by two chamfered posts identical to those on the front. The porch floor is raised several feet off the ground and the crawl space underneath is hidden from view by the original vertically placed wooden boards which have an elaborate scroll-sawn design cut into them. There is also a gable-roofed one-story-tall rectilinear plan addition of early date attached to the east-facing elevation of the east-facing ell and this addition has a still smaller one-story-tall shed-roofed rectilinear plan addition extending it to the east.

Goerke built this fine, highly intact building Ca. 1889 as a single family residence for himself and his family and it remained in the Goerke family until 1936 after which it was divided into two separate apartments, one of which has been occupied by the current owners for many years. Much of the interior detailing and even the floor plan of the house survived this division and the interior consists of numerous small-sized rooms having simple painted or varnished baseboards and door and window casings which typically have chamfered edges and are topped by simple head blocks having an incised bulls-eye decoration done in a manner typical of the period. In addition, the ceilings of the original first and second parlors on the first floor are decorated with a grid of widely spaced thin wooden strips reminiscent of beams again done in a manner typical of the period.

The earliest Sanborn-Perris Map to cover this property is dated 1922 and it shows an automobile garage located behind the house which was demolished in 1958. The present garage (Map No. 6a) is a frame construction gable-roofed two car structure built in 1958 which is sided in aluminum and painted a dark grey color identical to that used on the house. Consequently, this building is classified as non-contributing to the District because of its late date of construction even though its appearance does not detract from the significance of the house.

William Price House (Non-Contributing) 123 Randall St. Map No. 7

The William Price house is a typical example of the American Foursquare style and is expressive of the stylistic evolution of the buildings constructed in the District during its second period of significance. The house has a rectilinear plan, is two-stories-tall and measures 24-feet-wide by 28-feet-deep. A full basement underlies the house and the foundation walls are constructed of rock-faced concrete block. All exterior walls above the basement level have now been resided in aluminum siding and these walls then rise up to the wide overhanging eaves which support the asphalt shingle-covered hip roof which covers the house and which features a single gable-roofed dormer facing west whose original window has been replaced with a ventilator.

The principal facade of the house faces west onto Randall Street and the main entrance is placed in the right-hand bay on the first floor of this two-bay-wide

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asymmetrical facade. This entrance is sheltered by the characteristic full-width front porch which is typical of the style and this example has a combination gable and hip roof whose gable-roofed portion covers the entrance door. The roof of the porch is supported at the corners by tall piers whose lower half is constructed of the same rock-faced concrete block used for the foundation walls and whose upper half has been altered. This porch has also been altered by raising the balustrade height, siding the balustrade with aluminum siding identical to that now used on the rest of the house, and filling the reduced openings that resulted with modern one-over-one lite aluminum combination windows similar to the ones which have replaced all the rest of the house's original windows.

When Price built this house for himself and family in 1915 an earlier one-and-a-half-story-tall rectilinear plan dwelling (non-extant) that had previously occupied the same spot was moved to the rear of this deep lot and was subsequently known as 123½ Randall Street. Sanborn-Perris maps of the property also show that there was once a small rectilinear plan wooden garage building and adjacent shed located to the rear of the present house on the northern lot line of the property. Both these buildings and the house known as 123½ Randall Street are no longer extant and the present garage (Map No. 7a) is a later gable-roofed building sided partially in aluminum siding and partially in asphalt shingles that is also classified as non-contributing to the District.

Several successive generations of the Price family continued to occupy this house until 1958 when it was purchased by the present owners. Unfortunately, the substantial changes made to the exterior of this building, including its residing with aluminum, the alteration of all the original windows, and the 1974 addition of a full-width one-story-tall shed-roofed rectilinear plan addition across the rear of the house, coupled with its now somewhat deteriorated condition, have all resulted in this building being classified as non-contributing to the District.

Richard O. Mieritz House (Non-Contributing) 119 Randall St. Map No. 8

Like the Price house next door, the Richard O. Mieritz house is a typical example of the American Foursquare style and is also expressive of the stylistic evolution of the buildings constructed in the District during its second period of significance. The two houses are similar in size, are both two-stories-tall, and are both rectilinear in plan, the Mieritz house measuring 22-feet-wide by 26-feet-deep. A full basement underlies the house and the visible portions of the foundation walls are now covered with a later stone veneer. All exterior walls above the basement level have now been resided in aluminum siding and these walls then rise up to the wide overhanging eaves which support the asphalt shingle-covered hip roof that covers the house. A large hip-roofed dormer is centered on both the west and south-facing slopes of this roof and each dormer still retains its original triple window group featuring three square windows having lattice-like muntins.

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The principal facade of the house faces west onto Randall Street and the main entrance is placed in the left-hand bay on the first floor of this two-bay-wide asymmetrical facade. This entrance is sheltered by a full-width one-story-tall hip-roofed front porch, a feature which is frequently found on houses designed in this style. This porch was subsequently altered by being enclosed and the walls are sided in the same aluminum siding used on the rest of the house. Small modern one-over-one lite aluminum combination windows now admit light to the porch interior, and the crawl space underneath is now hidden by the same modern stone veneer which covers the visible portion of the foundation walls of the main block of the house. In addition, the windows of the house have all been altered by being replaced by modern one-over-one lite aluminum combination windows.

Mieritz built this house for himself and his family between 1913 and 1915 and he continued to occupy it until the mid 1950s. The house has remained a single family residence since then although it is now in only fair condition. Unfortunately, the substantial changes made to the exterior of this building, including its residing with aluminum, the alteration of all the original windows, and the alterations to the front porch, have all resulted in this building being classified as non-contributing to the District. In addition, there is a shed-roofed rectilinear plan two car garage building (Map No. 8a) behind the house which is sided in clapboard and which was built between 1922 and 1927 and replaced an earlier structure. This building is now in poor condition and is also classified as being non-contributing to the District.

Robert S. Witte Two-Flat Building (Contributing) 115-117 Randall St. Map No. 9

The Robert S. Witte two-flat building is the newest building in the District and is also the only one originally built as a multi-unit residential building. Witte built this substantial building as a home for his wife and himself in 1923 and it is located directly across the street from the house at 120 Randall Street (Map No. 5) the couple had occupied since 1906. The design of Witte's new building does not directly correspond to any one architectural style but both its general appearance and its use of alternating siding materials were influenced by the American Craftsman style. The building has a rectilinear plan, is two-and-a-half-stories-tall and measures 26-feet-wide by 52-feet-deep. A full basement underlies this building and the foundation walls are constructed of rock-faced concrete block. The exterior walls of the first floor are sided in clapboard while the second floor and the gable ends above are sided in wood shingles. The exterior walls rise up to wide overhanging eaves whose soffits have been resided in aluminum, the only non-original exterior material on the building. These eaves underlie the asphalt shingle-covered jerkinhead roof which covers the house and whose ridgeline runs east-west.

The principal facade of this building faces west onto Randall Street and is asymmetrical in design and it is dominated by a very shallowly projecting two-story tall rectilinear oriel which is placed just to the right of that portion of the

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facade containing the twin main entrance doors. This oriel is only as deep as the wide overhanging eaves of the main roof immediately above it and it is sided in the same siding as the walls of the rest of the building with the clapboard siding of the first floor being extended up to the second floor window sills. This oriel makes up two-thirds of the width of the main facade and has a group of four three-over-one light doublehung windows on each floor. The first floor of the remaining one-third width of the facade contains the twin main entrance doors. Both doors are original and are constructed of oak; the upper half being a single large rectilinear light above a panelled lower half. These doors are sheltered by a small flat-roofed one-story-tall open entrance porch whose roof is supported by two massive 24" by 16" brick piers. Part of the original wooden balustrade of this porch is still extant on the first floor although the balustrade on the roof above is of modern construction. The second floor above the main doors has a single door that opens onto the roof of this porch. The main facade is then surmounted by a jerkinhead roof whose gable end faces west and which contains a triple window group in which two less wide double-hung windows flank a single wider one. A later wrought iron fire escape descends from these windows to the entrance porch roof below.

The south-facing elevation of this building is asymmetrical in design and is six-bays-wide and it is twice as long as the main facade. The principal feature of this elevation is a two-story-tall rectilinear oriel identical to the one found on the main facade. This oriel is surmounted by a broader jerkinhead-roofed dormer which is identical in both size and design with the gable end that terminates the main facade. Just to the right of this dormer is a smaller shed-roofed dormer that contains a pair of double-hung windows and is also sided in wood shingles. The first floor of the last bay to the right on this elevation contains a side entrance to the building that is sheltered by a shed roof canopy supported by large angled braces.

Witte lived in his apartment in this building until his death in 1931 and his wife continued to reside there until her own death in 1943. Sometime after that date the attic floor was turned into a third apartment and the building has remained a three flat building until the present day. Otherwise the building is in largely original condition although it has deteriorated somewhat over the last few years. The only change of note to the property has been the 1980 demolition of the original two-story-tall 22'x 42' frame garage which was located behind the main building and which appears to have also been built in 1923 .

William Blair House (Contributing) 434 Madison St. Map No. 10

The best known building in the District is the fine brick Italianate style William Blair house which was built in 1876 and is sited in the center of a large, steeply sloping trapezium-shaped lot located at the corner of Randall and Madison Streets. The high quality of the design of this house coupled with both the social prominence of the Blair family and the visual prominence of the site made this building a local landmark from the day it was built and all these factors contributed to its being

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listed individually on the NRHP on October 23, 1983 as part of the Historic Resources of Waukesha Multiple Resource Nomination. Even though this building is already listed on the NRHP, however, it is included as part of the Madison Street Historic District because of the historically important role it played in legitimizing this area of Waukesha as a residential neighborhood and because its location makes it the natural focal point of the District.

The Blair house is one of the finest examples of the Italianate style in Waukesha and is the only example in the District. This large single family house was designed for Blair by Samuel Dodd, a local architect and builder who later designed and built the house across Madison Street for Captain Enos (Map No.1), and the original portion is two-stories tall, has an L-shaped plan and measures 36-feet-wide by 43-feet-deep. A full basement underlies the house and the foundation walls are constructed of Waukesha limestone and are topped by a dressed stone water table. The exterior walls above the basement are constructed of brick and rise up to the asphalt shingle-covered multi-gable roof which covers the attic floor of the house and whose wide overhanging eaves are supported by decorative brackets and decorated by elaborately decorated wooden gable ornaments.

The principal facade of this building faces south onto Madison Street and is formed by the joining of two gable-roofed two-story-tall wings placed perpendicular to each other with the front-facing gable wing forming the left-hand side of the facade. The juncture of these two wings was originally covered by a fine open hip-roofed one-story-tall porch which also covered the main entrance of the house. Later this porch was removed and a flat-roofed polygonal-shaped open porch replaced it. This porch has since been enclosed. Other changes made to the exterior over the years include: the removal of two superimposed polygonal bay windows which originally decorated the west-facing gable wing and their replacement with a shallow rectilinear one-story-tall bay window; the modifications made to the one-story-tall rectilinear sunporch ell attached to the east-facing gable wing; and the successive alterations of the original one-story-tall hip-roofed kitchen wing attached to the north-facing elevation. This wing was first enlarged and converted into an attached garage and was later converted into an enclosed addition to the house.

Successive generations of the Blair family continued to occupy this house until 1974 when it was deeded to the City of Waukesha. The City still owns the building and it is now used by the Waukesha Family Practice Clinic which added a one-story-tall L plan addition to the rear of the old kitchen wing in 1977 to serve as examining rooms.

The only other change of importance to the property was the demolition of a two-story-tall brick garage which was located in the extreme northeast corner of the lot. A more complete description of this building is contained in the Intensive Survey Form completed for this building as a result of the Intensive Survey of Waukesha undertaken in 1982.

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The extent of any archeological remains in the District is conjectural at this time. Earlier buildings are known to have occupied the sites of 123 Randall Street (Map No. 7) and 434 Madison Street (Map No. 10) and the previous existence of the Hill School on the site of Park View Park (Map No. 4) has also been mentioned. Early plat maps of the area also indicate that there may have been earlier buildings on the lots of several of the other houses in the District including 517 and 524 Madison Streets (Map Nos. 1 and 3) and 115-117 and 119 Randall Streets (Map Nos. 9 and 8). Archeological remains from all of these earlier buildings may still be extant. No information about possible prehistoric remains in this area was found in the course of this research although the site of the city of Wasuksha is well known for its associations with both the Mound Building culture and the Potawatomi Indian tribe. It is likely, however, that any remains of these pre-European cultures located within the District would have been greatly disturbed by the building activity associated with the subsequent development of this area.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: nationally statewide X locally

Applicable National Register Criteria A B X C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

(enter categories from instructions)

 Architecture

Period of Significance

 1875-1895
 1913-1923

Significant Dates

 N/A
 N/A

Cultural Affiliation

 N/A

Significant Person

 N/A

Architect/Builder

 Architect: Dodd, Samuel¹
 Builder: Deck, John²

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Significance

The Madison Street Historic District is located in a neighborhood that was identified by the City of Waukesha Intensive Survey in 1982 as containing a potential historic district having local significance under National Register (NR) criterion C. Once the boundaries of this district were more clearly defined, research was undertaken to assess its potential for nomination to the National Register of Historic Places (NRHP) utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the District utilizing the Italianate, Queen Anne and American Foursquare style subsections of the Architectural Styles study unit of the CRMP. The results of this research is detailed below and shows that the Madison Street Historic District is locally significant under NR criterion C as a small, architecturally significant grouping of mostly intact late nineteenth and early twentieth century residential buildings whose size, integrity, and prominent location all serve to create an entity that is visually distinct from its surroundings. This District is comprised of sixteen resources including nine residential buildings (seven contributing and two non-contributing), six associated garage and carriage house buildings (one contributing and five non-contributing), and one contributing site. Of the contributing residential buildings, five are fine, highly intact examples of the Queen Anne style built during the District's first period of significance, one is an excellent example of the Italianate style built during the same period, and the last, built during the District's second period of significance, is an excellent example of a vernacular building heavily influenced by the American Craftsman style. Individually, these buildings are fine examples of architectural styles which are important to the architectural character of the surrounding area and

¹ Portrait and Biographical Record of Waukesha County, Wisconsin. Excelsior Publishing Co., Chicago, Illinois, 1894, Pgs. 841-842.

² Waukesha Daily Freeman. November 26, 1908, Pg. 5.

 X See continuation sheet

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several of them represent the best and/or most characteristic examples of these styles found by the Waukesha Intensive Survey on Waukesha's west side. These buildings also typify the stylistic evolution of the surrounding neighborhood from its early years through its maturity in the 1920s. As a group, these buildings represent the best and most intact grouping of high style residential architecture in this part of the city and the high degree of integrity most of these buildings exhibit and their highly visible location has made them models for restoration activity in the surrounding neighborhood.

Historic Context

A general history of the city of Waukesha is contained in both the final report of the Waukesha Intensive Survey³ and in the text of the Historic Resources of Waukesha Multiple Resource Nomination form.⁴ Consequently, the historical background that follows deals primarily with the history of that area lying to the west and the northwest of the Fox River in Waukesha that contains the neighborhood which includes the Madison Street Historic District.

The early history of this area of the city was greatly influenced by its topography and by its proximity to the historic core of the City of Waukesha. This historic core is located on the floodplain in the valley of the Fox River at the point where the channel of the river is confined to the west and northwest by the tall bluffs on which the Madison Street Historic District is located. This flood plain originally consisted of a prairie which gradually rises in elevation to the east and southeast of the river and which was watered by numerous springs. The first plats and the earliest development in Waukesha was concentrated on this flat and readily accessible land and the new community was originally and appropriately named Prairie Village as a result.⁵

While this land was desirable in itself, the creation of a successful settlement in the 1830s was dependent on other factors as well, among the most important of which was the development of systems of transportation that could bring settlers and goods into the new community and take produce and manufactured goods out. Waukesha's earliest road amounting to more than just a trail across the prairie came just four years after the first settling of the village in 1834 and was authorized by the U.S.

³ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982.

⁴ Howard, Needles, Tammen, and Bergendoff. Historic Resources of Waukesha Multiple Resource Nomination form. September, 1982. On file with the State Historical Society of Wisconsin Preservation Division in Madison, Wisconsin.

⁵ This area is roughly bounded by the Fox River on the north, College Avenue on the south, West Avenue to the west, and East Avenue to the east.

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Congress in 1838. This highway was known as the United States Road and it ran from Milwaukee to the Mississippi River and its route took it through Prairie Village. "It followed the route of the present [1982] U.S. Highway 18 west of the village. This first highway ... was important to Prairie Village as it put it on the only transportation route between Milwaukee with its lake port and the interior of the Territory."⁶ The route of this highway through Prairie Village crossed the Fox River at the foot of the Madison Street hill and continued northwest up Madison Street for two blocks before turning right and following the original Spring Street (now known as Delafield Street) on its course up and over the bluffs and on westward out of town.

A second and ultimately more important transportation route connecting Waukesha (renamed in 1846) to other communities was that of Wisconsin's first railroad, the Milwaukee and Waukesha Railroad Company, which was first chartered on February 11, 1847 and was subsequently rechartered and then renamed the Milwaukee and Mississippi Railroad Company on February 1, 1850. In Waukesha the route of this railroad ran along the base of the bluffs that line the northern bank of the Fox River and its terminus was the new stone depot (non-extant) that had been just been completed in that city in 1850. By February of 1851 construction on the track between Milwaukee and Waukesha was completed and the first train arrived at the depot on February 25, 1851. This depot (the first in Wisconsin as well as in Waukesha) was located at what is now (1989) the southwest corner of Madison Street and St. Paul Avenue.⁷ Thus, by 1851, the two most important transportation routes leading into and out of Waukesha intersected at the foot of Madison Street one block north of the Fox River.

The importance of transportation in helping to establish new communities was equaled only by the necessity of having something to transport and Waukesha area pioneers immediately developed industries which could profit from their emerging transportation links with larger markets. These pioneers were aided in this effort by the availability of waterpower from the Fox River, an energy source that was utilized to power Waukesha's earliest industries. The first to do so was William A. Barstow, the local agent for Lord, Gale, and Barber; three partners who purchased Alonzo Cutler's original 160 acre claim and its associated water rights in 1837 and then set about building Waukesha's first dam and sawmill (non-extant) in the following year. The site of these resources is reputed to have been close to the present 390 W. Main Street and is just south of and immediately adjacent to the Madison Street bridge over which the new United States Road that was being built that same year crossed the Fox River.⁸ The first flouring mill in the new community was also begun in 1838 "On the present [1982] site of the Bus Depot on Madison

⁶ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982, Pg. 91.

⁷ Ibid, Pg. 94.

⁸ Ibid, Pg. 13.

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Street next to the bridge over the Fox River".⁹ This mill was also built by Barstow on behalf of Lord, Gale, and Barber and it was known as the Forest City Mill (non-extant) and was built at a cost of \$30,000, making it the largest and best mill in the county at that time. Barstow soon became a partner in both these enterprises and remained so until about 1850 when the mills were sold to Thomas Williams.

Both of these mills were located on the west side of Madison Street just south of the Fox River and used the river as a source of power. Waukesha's first manufacturing plant was then erected in 1845 on the other side of Madison Street just to the east of these mills by Winchel D. Bacon (1816-?) who built a three-story-tall stone building (non-extant) to house his blacksmith shop and agricultural implement manufacturing business. Thus, by the time the first train of the Milwaukee and Mississippi Railroad arrived at its new depot just across the river in 1851, the area immediately surrounding the Madison Street-Fox River junction at the foot of the Madison Street hill had already become the village center for industry and for transportation. As a consequence, while building construction in Waukesha was confined almost exclusively to the level plats located on the river valley floor during this period, the importance of both Madison Street and the area surrounding the base of the Madison Street hill had been well established by the beginning of the 1850s.

One man in particular who is associated with the early history of this area was William Blair (1820-1880), a machinist and a native of Scotland who came to Waukesha in 1845 and soon thereafter joined with Amos McLachlan to manufacture agricultural implements.¹⁰ After first renting space in a building known as "Barnard's Shop" (non-extant) the two men rented a two-story-tall stone building (non-extant) in 1850 located next to W. D. Bacon's building near the Madison Street bridge. Their business soon prospered and in 1853 they were able to buy both W. D. Bacon's adjacent building and its associated foundry equipment and their own building and the combined buildings (through whose site the present-day Bank Street now passes) became Waukesha's first important industry. Blair bought out McLachlan's interest in the firm in 1855 and operated it as an agricultural implement manufacturing plant until 1873 when the firm became primarily a general repair and jobbing business.¹¹ Besides his interest in this firm, Blair was also the founder of the Waukesha County Manufacturing Company which operated the woolen mill (non-extant) known as the Waukesha Woolen Mill. This firm was Waukesha's largest employer before the coming of the city's resort period in the 1870s and was located at the foot of the Madison Street hill at the corner of East North Street and Delafield Street where the Waukesha Water Utility plant is now located.

⁹ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982, Pg. 13.

¹⁰ Ibid, Pg. 127.

¹¹ Butterfield, Consul W. The History of Waukesha County, Wisconsin. Western Publishing Company, Chicago, Illinois, 1880, Pgs. 797-798.

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Blair could look down upon his two successful businesses from his nearby home located three blocks to the northwest on top of the Madison Street hill across the street from the Hill School. Blair built two successive houses for himself and his family on the large lot he owned there, the first being a rambling one-story-tall frame Greek Revival style-influenced building (non-extant) built in the 1840s which Blair replaced in 1876 with the larger Italianate style brick residence (NRHP) that is being included in the Madison Street Historic District (Map No. 10).¹² This bluff top site was a visually prominent one which looked down over the entire village and several other prominent Waukesha citizens soon joined Blair in building their homes near the intersection of Randall Street (then known as Barnard Street) and Madison Street. Among these citizens was William S. Barnard (1805-1879), a blacksmith, agricultural implement manufacturer and mill owner for whom Barnard Street was named.¹³ Barnard also owned the already mentioned building known as Barnard's Shop and his home (non-extant) was located a short distance further north on Barnard Street from Blair's.

Both the Blair and the Barnard properties were located on the southeast side of Barnard Street and consisted of large lots placed on the flat shelf which forms the top of the bluff at this point. Not long afterwards, the property located on the northwestern side of Barnard Street and also of Third Street (located on the opposite side of Madison Street) was platted into lots and named the West Waukesha Addition to the Village of Waukesha. This plat runs along the ridge of the bluffs and was developed prior to 1873 and the 1873 plat map of Waukesha shows that residences had been built on several of these lots by that year. One of the first to build in the new plat was Humphrey R. Price (?-1875), a longtime employee at William Blair's foundry whose modest Queen Anne style house is located at 120 Randall Street (Map No. 5) and was built Ca. 1874-5 just across Barnard Street (aka Randall) from Blair's own house.¹⁴

¹² Griswold, Willard S. "Old Waukesha Buildings: The Blair Home". Landmark, Waukesha County Historical Society, Winter 1972.

¹³ Butterfield, Consul W. The History of Waukesha County, Wisconsin. Western Publishing Company, Chicago, Illinois, 1880, Pg. 796.

¹⁴ Waukesha Freeman. April 8, 1875. Price is believed to have lived in his new house on Barnard Street only one or two years before his accidental death in 1875. His wife, Nancy R. Price, continued to live there until 1903 when the property was sold to Robert E. Witte. Determining construction dates and tracing occupancy histories for the period before 1890 in Waukesha is difficult because of the lack of property tax records and city directories for the years prior to that date. Fortunately, out-of-date City Assessors records dating from the 1930s have been preserved at the Waukesha County Historical Society and these records frequently contain building dates for nineteenth century buildings whose source is unknown (possibly lost tax records) but which have proved to be accurate when checked against contemporary source materials such as newspaper accounts. It is these records which were used to date most of the older buildings in the District.

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Despite the building activity of Blair, Barnard, Price and a few others, however, development in this area was very slow until the various enterprises of Waukesha resident Thomas Spence (1823-1905) began to transform the neighborhood. Spence was a native of Belfast, Ireland who came to America in 1846 and to Waukesha in 1848 where he taught school for two years. He resigned in 1850 to pursue other careers, including that of newspaper correspondent, and by 1870 Spence was listed as having an office opposite Farmer's National Bank, corner of Main and Clinton Streets in Waukesha, where he acted as a licensed conveyancer, notary public, land surveyor, and insurance agent.¹⁵ All of these careers proved useful to him as the 1870s began and Waukesha found itself entering the period of its development now known as the "Spring Era". This period got its start in 1868 when Col. Richard Dunbar made his celebrated discovery of the medicinal properties possessed by the waters of Waukesha's Bethesda Springs. Other area residents quickly "discovered" the value of the many other springs which dotted the Waukesha area and the village was soon transformed into a thriving summer resort. A more detailed history of this phase of Waukesha's history can be found in the Intensive Survey Report of Waukesha and it will not be repeated here except to note that the areas of Waukesha in which springs were located were soon developed by various local and outside entrepreneurs and the resulting tourist trade became a dominant factor in the local economy.¹⁶

Thomas Spence was among the first to realize the possibilities of this new industry and by 1873 he had become the agent (and would later be the owner) of the Horeb Mineral Springs located approximately 500 yards to the north of the Madison-Randall Street intersection at the point where Randall Street and the old Spring Street (now Delafield Street) converge and Summit Avenue begins. As this area was then still some distance from the downtown and from other springs and hotels, Spence used his newspaper background and his knowledge of real estate to devise a way of getting tourists to climb the Madison Street hill and so discover the Horeb Springs. The means he devised was to build an octagonal six-story-tall frame construction enclosed observation tower (non-extant) on top of the hill which offered magnificent views of the surrounding area as far away as Lake Michigan 20 miles to the east.¹⁷ Spence built this tower in 1873 at a cost of \$3000 and it became a widely known attraction in Waukesha and was variously known as Spence's Tower and the Waukesha Observatory until it was finally demolished in 1900.¹⁸

¹⁵ Waukesha Daily Freeman. October 8, 1966.

¹⁶ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982, Pgs. 20-26.

¹⁷ Spence's Tower was located on lot 5 of block C of the West Waukesha Addition about 500 feet southwest up Third Street from where the Elihu Enos house (Map No. 1) is located.

¹⁸ Butterfield, Consul W. The History of Waukesha County, Wisconsin. Western Publishing Company, Chicago, Illinois, 1880, Pgs. 677, 831.

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The tower proved to be a financial failure in the long run but it achieved Spence's short-term purpose of attracting tourists to the top of the Madison Street hill and allowed him to begin implementing his larger plans for the area. In 1874 Spence bought the Joel E. Bidwell property from Bidwell's heirs. This property included all the land now bounded by Madison Street on the south, North Washington Avenue on the west, Summit Avenue on the north, and Spring Street (the present one) on the east and in 1876 Spence had it platted as the Hyde Park Addition to the Village of Waukesha. At the same, Spence began to beautify the grounds of the Horeb Springs by landscaping the existing ponds and springs and connecting several of them to create a lagoon. He also planted numerous trees and ornamental shrubs and gradually turned this spot into a favorite pleasure ground for tourists and natives alike. His crowning act was the creation of the Hyde Park Hotel (non-extant) in 1884 on the northwest corner of Madison and Spring Streets one block west of the Madison Street Historic District and two blocks south of the location of the Horeb Mineral Springs.¹⁹ This hotel was a large two-and-a-half-story-tall frame building containing 60 guest rooms and had an L shaped plan, a wide wraparound one-story-tall veranda, clapboard-sided walls and a mansard roof. Patrons enjoyed the magnificent views and cool breezes that resulted from the hotel's hilltop site and the hotel's convenient location near both the Milwaukee and St. Paul Railroad depot at the foot of Madison Street and the Horeb Mineral Springs soon made it a popular summer resort.²⁰

More than any other single event, the creation of the Hyde Park Hotel was responsible for convincing others to build homes in this neighborhood. By 1884 Waukesha had become a summer resort of importance in the Midwest due to the discovery and subsequent promotion of its mineral-rich spring waters. Most of these springs were located on the east side of the Fox River and many were situated either within or adjacent to the central business district. As a result, most of the building activity in the city had been concentrated in this area and most of Waukesha's more prominent citizens chose to live just to the east of the central business district. A few, however, now chose to build their homes on top of the bluff immediately to the west of the downtown and the Madison Street Historic District contains the finest and most intact examples of these homes.

Among the first of the new residents to move into the District was Captain Elihu Enos (1824-1892) whose house was built between 1884-1887 and is located one block east of the Hyde Park Hotel at 517 Madison Street (Map No. 1). Enos was a Waukesha

¹⁹ The National Visitor. Chicago, Illinois, May 16, 1889.

²⁰ The Hyde Park Hotel prospered for a number of years until the decline of the resort industry in Waukesha in the first decade of the twentieth century led Spence to default on his mortgage and the property was sold at a sheriff's sale on October 24, 1905. The building was subsequently torn down and the property was subdivided and four houses (602, 608, 612, and 616 Madison Street) were built on the site, reputedly with materials salvaged from the hotel.

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soft drinks, Goerke finally retired. Goerke lived in this house until his death in 1932.²⁴ His wife Theresa Goerke (1868-1935) lived on in the house until her own death in 1935 after which first her son Delbert and then her daughter Ethel both occupied it.

By the-turn-of-the-century a number of the lots in the neighborhood surrounding the District had been filled by a variety of different-sized, mostly Queen Anne style or vernacular form houses with the heaviest concentration being in the area immediately adjacent to the District boundaries. Even the presence of the hotel, however, was enough to fill the many lots in the neighborhood which still awaited development and it was not until the growth of the city in its early twentieth century post-springs industrial period placed a premium on any property close to the downtown and to transportation routes that this area was totally developed. Thus, the larger neighborhood of which the District is a part underwent a development history similar to most of the other pre-World War I neighborhoods in the city. This pattern was discussed in the Waukesha Intensive Survey Report which noted that "The City of Waukesha has been developed in such a way that few areas come to mind as forming cohesive, separate areas of the community ... Neighborhoods were developed largely through infilling where older homes from the Civil War period and earlier are on the same blocks with homes from the 1890s or later."²⁵

The last three buildings in the District are examples of this infilling pattern and, as is often the case, several of their first owners were closely tied to older buildings in the immediate vicinity by family and other personal ties. The best example of this trend is the William Price house located at 123 Randall Street (Map No. 7) which Price built in 1915. William Price (1863-1926) came to this country from Wales and by the time he built this house for himself and family he was a partner with one Ira A. Price in the firm of Pool and Price, proprietors of a saloon located at 425 Broadway just one building away from the saloon owned by Gustave Goerke at 429.²⁶ A friendship seems to have developed between the two men because Price built his house next door to Goerke's house and the relationship between the two families was further strengthened by the marriage of Goerke's daughter Ethel to Price's son Orson W. in 1927.

Another example of this trend is the two-flat apartment building built both as a home and as an income property by Robert S. Witte (1862-1931) at 115-117 Randall Street (Map No. 9) in 1923.²⁷ Witte was born in the town of Greenfield in Milwaukee

²⁴ Waukesha City Directories. Wright Publishing Company, Milwaukee, Wisconsin, 1890-1940.

²⁵ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982, Pg. 124.

²⁶ Waukesha Daily Freeman. February 18, 1926.

²⁷ Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

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County and later attended Carroll College. In Waukesha Witte worked as a fireman and street foreman but he was best known as a rural mail carrier, a career he followed for nearly twenty-five years.²⁸ Before building this new residence Witte and his wife Addie M. Witte (1857-1943) had lived in the house across the street at 120 Randall Street (Map No. 5). Witte had bought this property from the widow of the builder, Mrs. Nancy A. Price, in 1903 and he and his family lived there until 115-117 Randall Street was built in 1923.

The last house in the District is the one built as the home of Richard O. Mieritz (1874-1964) and his family at 119 Randall Street (Map No. 8) between 1913-1915. Details of Mieritz's life are sketchy but he is known to have been employed as a teamster in 1903 when he was listed as living several blocks away at what was then 711 Madison Street (today's 800 block). He was still listed as a teamster at the time he and his wife built their new house but by 1923 Waukesha city directories show that he was listed as a lieutenant in the Waukesha fire department and that he pursued this career until at least 1940.

By 1923, the year Robert S. Witte constructed his building in the Madison Street Historic District, most of the lots in the Hyde Park Addition had been filled and the surrounding neighborhood was largely complete. Both Spence's Tower and the Hyde Park Hotel had been torn down and their sites replaced by residences, a new school named for William Blair had been built on the block to the north of where the hotel formerly stood, and the sites of both the old Hill School (Map No. 4) and the Horeb Mineral Springs had been acquired by the City of Waukesha and turned into municipal parks. As the neighborhood matured it underwent something of a demographic transformation and by the 1970s many of the people who had formerly lived in these predominantly single family buildings had moved. More and more buildings were becoming rental properties while the larger buildings were gradually being transformed into flats or apartments. Many of these same properties were resided while others lost much of their decorative trim, both problems which are frequently encountered in this type of demographic transition. Fortunately, few of the buildings in the neighborhood were demolished during this period and as interest in historic buildings and neighborhoods has revived, a number of area and District buildings have benefited.

The periods of significance associated with the Madison Street Historic District span the years 1876-1893 and 1913-1923 and were determined by the construction dates of the major resources within the District. Collectively these resources form both an architectural and an historical continuum even though the resources associated with each period are markedly different in terms of their architectural styles. These periods also correspond with two of the major eras in the history of the City of Waukesha identified by the Waukesha Intensive Survey: Waukesha's Spring Era; and Waukesha's Post Springs Industrial Era.

²⁸ Waukesha Daily Freeman. March 21, 1931. Pg. 1.

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Architecture

The architectural significance of the contributing resources in the Madison Street Historic District lies partly in their ability to portray the architectural evolution of the larger neighborhood that surrounds the District but their greatest significance is as excellent representatives of architectural styles that are important in the architectural history of Waukesha. This is especially true of the Queen Anne style buildings built within the District's first period of significance. The Waukesha Intensive Survey Report identified the Queen Anne style as an important one in this city and enumerated numerous examples concentrated mainly in residential neighborhoods close to the downtown commercial district.²⁹ Many of these buildings were subsequently incorporated into the four historic residential districts which the survey identified and which were placed on the NRHP in October of 1983.³⁰ These districts represented the first areas of Waukesha to be distinguished in this manner although the intensive survey also found a number of other areas in the city which were potentially eligible for future designation including the area which is now known as the Madison Street Historic District. All the Queen Anne style buildings in this District were included in the original intensive survey and the creation of this District represents the first in a second group of proposed historic districts which have resulted from this research.

The Madison Street Historic District's Queen Anne style buildings (Map Nos. 1, 2, 3, 5, 6) are concentrated around the intersection which is at the heart of the District and they mostly date from the 1880s, the earliest period during which this style occurs in Wisconsin. Individually, each of these buildings is distinguished by its high degree of integrity and generally excellent condition and each displays varying degrees of the irregular massing and the variegated use of exterior surface materials which are hallmarks of the style and are specifically mentioned in the Queen Anne style subsection of the Architectural Styles study unit of the CRMP.³¹ Several of these buildings also display a careful attention to the possibilities inherent in their sloping sites, a characteristic not always noted in buildings designed in this style. Collectively, these buildings form an entity that conveys a strong sense of the 1880s period in Waukesha and they illustrate the variety which different architects and builders working within the Queen Anne style were able to achieve within the framework of residences built largely for owners of similar, essentially middle class means.

²⁹ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982, Pgs. 106, 111.

³⁰ These Districts are: The College Avenue Historic District; the Laflin Avenue Historic District; the McCall Street Historic District; and the Wisconsin Avenue Historic District.

³¹ Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-15 (Architecture).

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As is often the case when dealing with buildings constructed in the nineteenth and early twentieth centuries, the identity of the designers of most of the buildings within the District is either unknown or conjectural. Several of the designers and/or builders of these buildings have been identified, however, and the following is a summary of the information available on these men.

Samuel Dodd

Samuel Dodd (1840-?) was born in the village of Glossop in Derbyshire, England in 1840 and emigrated to this country in 1863. In the same year Dodd was married to fellow immigrant Hannah Hadfield and after four years here spent in work in the building trades he set himself up as a building contractor and over the course of the next three decades established himself as one of the leading men in this line in Waukesha. During his career Dodd was responsible for the construction of many important Waukesha buildings which have since been demolished including several buildings at the Bethesda Springs and at Carroll College, the Mansion House hotel, the Freeman Block, the Clark Store building, and the school building of the State Industrial School for Boys located in Waukesha. Others of his buildings have survived including the Chicago and Northwestern Railroad Depot (319 William Street) and the Italianate style William Blair house (534 Madison Street) and the Queen Anne style Elihu Enos house (517 Madison Street). The last two buildings are both located in the Madison Street Historic District (Map Nos. 1 and 10).³²

While Dodd is known to have built both the Blair and the Enos houses, his role in their design is unknown. Like so many contractors of that day Dodd sometimes did his own design work and occasionally advertised himself as an architect as he did in the Wright's 1890 City Directory of Waukesha. What, if any, formal design training Dodd may have had is unknown but the quality of the work he is known to have built would argue that he was an able if unexceptional designer as were so many builders of his era. Both the residences Dodd built (and perhaps designed) in the Madison Street Historic District demonstrate an ability to design in styles that were then currently fashionable in Wisconsin and the fact that two respected local clients building their houses nearly a decade apart were willing to entrust Dodd with this work suggests that Dodd was someone who was locally known as an up-to-date and able practitioner.

John Deck

Deck built both the Queen Anne style John Deck-William E. Stephen house (530-532 Madison Street) and the Queen Anne style John Deck house (524 Madison Street) in the Madison Street Historic District (Map Nos. 2 and 3). Most of what is known about Deck as a builder is contained in the brief biography which appears on Continuation

³² Portrait and Biographical Record of Waukesha County, Wisconsin. Excelsior Publishing Co., Chicago, Illinois, 1894, Pgs. 841-842.

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Sheet 8.7 of this nomination form. The small amount of information available, however, suggests that Deck operated on a smaller scale than did Samuel Dodd and other contemporary local builders and his work may have been largely confined to residential buildings. As with Dodd, no information exists which illuminates Deck's training as a designer and while the two residences in the Madison Street Historic District which Deck is known to have built are both able designs they could easily have been adapted from one of the numerous pattern books of that day.

The other contributing resources in the District are the Italianate style William Blair house (NRHP) built in 1876 at 434 Madison Street (Map No. 10) and the American Craftsman style-influenced Robert E. Witte two-flat building at 115-117 Randall Street (Map No. 9) built in 1923. These buildings constitute both the earliest and the latest resources in the District and serve to bracket the District's Queen Anne style buildings both historically and stylistically. Both buildings are excellent examples of their particular styles and the Blair house is a known work by builder/architect Samuel Dodd. No information was found which identified either the designer or the builder of the Witte two-flat building and it is probable that it was built or adapted from plans furnished by the builder.

The two remaining major resources in the District are the American Foursquare style William Price house built in 1915 at 123 Randall Street (Map No. 7) and the American Foursquare style Richard O. Mieritz house built between 1913-1915 at 119 Randall Street next door (Map No. 8). Both these buildings appear to have been fine, representative examples of this particular style and although no information was found that identified their designers or builders it is probable that they were both built from purchased plans. Unfortunately, both these buildings have been considerably altered by being resided in wide-gauge aluminum and their windows have been replaced by modern windows of the aluminum combination storm and screen type. As a result, these buildings are considered non-contributing to the District at this time. Never-the-less, these buildings do not detract from the District's ability to convey a sense of time and place and the fact that they are surrounded by other District buildings which possess a high degree of integrity ameliorates their present non-contributing status.

9. Major Bibliographical References

Butterfield, Consul W. The History of Waukesha County, Wisconsin. Western Publishing Company, Chicago, Illinois, 1880.

Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982.

Previous documentation on file (NPS):

X See continuation sheet

 preliminary determination of
 individual listing (36 CFR 67)
 has been requested

X* previously listed in the National Register

 previously determined eligible by the National Register

 designated a National Historic Landmark

 recorded by Historic American Buildings Survey #

 recorded by Historic American Engineering Record #

Primary location of additional data:

 X State Historic preservation office

 Other State agency

 Federal agency

 Local government

 University

 Other

Specify repository:

* See note on Continuation Sheet Pg. 9.1

10. Geographical Data

Acreage of property

UTM References

A	<u>1/6</u>	<u>3/9/9/6/5/0</u>	<u>4/7/6/2/1/4/0</u>	B	<u>1/6</u>	<u>3/9/9/9/8/0</u>	<u>4/7/6/2/1/9/5</u>
	Zone	Easting	Northing		Zone	Easting	Northing

C	<u>1/6</u>	<u>3/9/9/8/4/0</u>	<u>4/7/6/2/2/6/0</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>
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 See continuation sheet

Verbal Boundary Description

The Madison Street Historic District is located in part of the NW¼ of Section 3, T6N, R19E and is wholly contained within the corporate boundaries of the City of Waukesha in Waukesha County, Wisconsin. The boundaries begin at a point located in

 X See continuation sheet

Boundary Justification

The boundaries of the District enclose the lots that have been historically associated with the individual properties included in the District. With the exception of a recent reduction in the size of the Blair house lot (Map No. 10), all the other properties in the District still occupy their original lots.

 See continuation sheet

11. Form Prepared By

name/title Timothy F. Heggland/Consultant

for: City of Waukesha Plan Commission

organization 201 Delafield St., Waukesha, WI date January 24, 1989

street & number 212 Highland Ave. telephone 608-238-3010

city or town Madison state WI zip code 53705

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Major Bibliographical References Continued

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Waukesha City Directories. Wright Publishing Company, Milwaukee, Wisconsin. 1890
to date.

Waukesha Freeman. April 8, 1875.

Waukesha Daily Freeman. November 26, 1908; February 18, 1926; March 21, 1931; June
19, 1937; October 8, 1966.

Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic
Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin,
1986. Vol. 2.

* The Senator William Blair House located at 434 Madison Street (Map No. 10) was
listed on the NRHP as part of the Multiple Resource Area of Waukesha on Oct. 23,
1983.

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Verbal Boundary Description Continued

the center of the intersection of Third Street and Madison Street, then proceeds southwesterly approx. 187.20' along the centerline of Third Street to a point which intersects with a southeasterly extension of the N line of lot 2, Block C, Plat of West Waukesha, thence WNW approx. 70' along said line to the SW corner of the lot known as 517 Madison Street, thence N 19° approx. 180' along the W line of said lot to a point in the center of Madison Street. The boundary line then proceeds W approx. 64' along the centerline of Madison Street to a point which intersects with a SSE extension of the W line of the lot known as 530-532 Madison Street. This line is parallel with the W line of Block A, Plat of West Waukesha and the boundary line proceeds N 12° 38' along said line approx. 182' to the NW corner of said lot, thence easterly along the rear (northern) lot lines of the properties known as 530-532 and 524 Madison Street approx. 121' to the W line of Block A. The boundary line then proceeds S on said line approx. 70' to the NW corner of lot 1, Block A (known as 120 Randall Street), thence easterly along the N line of said lot approx. 165.25' to the centerline of Randall Street, thence N along said centerline approx. 90' to a point which intersects with a WSW extension of the N lot line of the lot known as 127 Randall Street, thence ENE approx. 249.10' along said line to the NE corner of the lot known as 127 Randall Street, thence SSE along the rear (easterly) line of said lot 49.44' to the N line of the lot known as 123 Randall Street, thence ENE along said line approx. 56'10" to the NE corner of said lot, thence SSW along a line formed by the rear (easterly) lot lines of the four properties known as 123, 119, 115-117 Randall Streets and 434 Madison Street approx. 424' to the center of Madison Street, thence NW along the centerline of said Street to the POB.

